

Chapter 12.12

PRELIMINARY PLAT

Sections:

- 12.12.010 Required information.**
12.12.020 Appraisal of interested parties.
12.12.030 Planning commission approval or disapproval.

12.12.010 Required information.

A. The preliminary plat, drawn to scale (generally 1" = 20' or 1" = 30') on paper 21" by 30", shall contain the information specified in this section and comply with the following requirements:

1. Description and Delineation. In a title block located in the lower right-hand corner the following shall appear:

- a. The proposed name of the subdivision, which name must be approved by the community development department;
- b. The location of the subdivision, including:
 - i. Address, and
 - ii. Section, township and range;
- c. The names and addresses of the owner, the subdivider, if different than the owner, and of the designer of the subdivision;
- d. The date of preparation, scale and the north arrow.

2. Existing Conditions. The plat shall show:

- a. The location of and dimensions to the nearest bench mark or monument on two opposite sides of the plat;
- b. The boundary lines of the proposed subdivision indicated by a solid heavy line and the total approximate acreage encompassed thereby;
- c. All property under the control of the subdivider, even though only a portion is being subdivided. Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part

submitted shall be considered in the light of existing master street plans or other planning commission studies;

d. All streets, other public ways, areas reserved for public purposes, parks and other public open spaces on or adjacent to the proposed subdivision;

e. The location of existing permanent buildings and structures on or within 50 feet of the proposed subdivision;

f. Existing rights-of-way and grants of record for underground facilities including, but not limited to, sewers, water mains, culverts or other underground facilities, indicating pipe sizes, grades, manholes and exact location;

g. Existing ditches, canals, natural drainage channels, and open waterways and proposed realignments;

h. Boundary lines of adjacent tracts of unsubdivided land;

i. Contour at vertical intervals of not more than two feet. The 100 year flood level of all watercourses, if any, shall be indicated in the same datum for contour elevations; and

j. Fences on or adjacent to the subject property.

k. Nearest installed fire hydrants within 500 feet of the proposed subdivision.

3. Properties located in the foothills and canyons overlay zone. In addition to the preceding, the preliminary plat for subdivision of a property located in the foothills and canyons overlay zone shall show:

a. A graphic depiction of existing slope characteristics of the property, illustrating the following:

- (i) Areas with slopes less than thirty percent;
- (ii) Areas with slopes thirty to forty percent;
- (iii) Areas with slopes forty to fifty percent; and
- (iv) Areas with slopes greater than fifty percent.

b. Identified natural hazards, including

but not limited to, areas potentially subject to avalanche, liquefaction, and/or surface fault rupture;

c. Water course, natural drainage channels, storm water runoff channels, gullies, stream beds, wetlands, etc.

4. Proposed Subdivision Plan. The proposed subdivision plan shall show:

a. The layout of streets, showing location, widths and other dimensions of (designated by actual or proposed names and numbers) proposed streets, crosswalks, alleys, easements and street lights;

b. The layout, numbers and typical dimensions of lots, and in areas subject to foothills and canyons overlay zone provision, designation of buildable areas on individual lots;

c. Parcels intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision;

d. Building minimum setback lines;

e. Easements for water, sewers, drainage, utility lines and other purposes, if required by the planning commission; and

f. A tentative plan or method by which the subdivider proposes to handle storm water drainage for the subdivision.

B. Where required, evidence of any agreements with adjacent property owners relative to the subdivision development shall be presented to the community development department in writing prior to its approval of the plat. These agreements shall include those relative to drainage, easements, protection strips, utilities, improvement bonds, etc.

12.12.020 Appraisal of interested parties.

The planning commission may withhold approval for one year of a preliminary plat submitted for the division of property, a part or all of which is deemed suitable by the planning commission for schools, parks, playgrounds, streets, highways or other areas for public use, after apprising the proper agencies in writing of the property owner's

intent to subdivide. If any such areas proposed for public use have not been freely dedicated to the public by the owner or have not been purchased at a fair price by the proper agency within one year from the date of notification, such areas may be divided into lots and sold in accordance with the provisions of this title.

12.12.030 Planning commission approval or disapproval.

Following a review of the preliminary plat by the planning commission, the community development department and other interested city departments, the planning commission shall act on the plat as submitted or modified. The planning commission shall not act upon any preliminary plat unless written approval has been received from the community development department and such other concerned agencies, including, but not limited to agencies and departments of city government, as the planning commission shall from time to time require. If the plat is approved, the planning commission shall express its written approval with whatever conditions reattached, by returning one copy of the preliminary plat, signed by the community development director or his designated representative, to the subdivider. One other signed copy shall be given to the community development department, one copy shall be retained by the planning commission and one other copy of the approved plat returned to the developer's engineer. If the preliminary plat is disapproved, the planning commission shall indicate its disapproval in writing and give reasons for such disapproval by means of signed copies. The receipt of a signed copy of the approved preliminary plat shall be authorization for the subdivider to proceed with the preparation of specifications for the minimum improvements required in chapter 12.24 of this title and with the preparation of the final plat.